

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

415/16 Porter Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$460,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2021

to

31/12/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	407/10 Porter St PRAHRAN 3181	\$488,000	04/02/2022
2	416/74 Queens Rd MELBOURNE 3004	\$485,000	21/02/2022
3	7/20 Crimea St ST KILDA 3182	\$470,000	29/03/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/04/2022 13:15



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$460,000

Median Unit Price
December quarter 2021: \$625,000

Comparable Properties

407/10 Porter St PRAHRAN 3181 (VG)

Agent Comments

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Price: \$488,000
Method: Sale
Date: 04/02/2022
Property Type: Strata Unit/Flat



416/74 Queens Rd MELBOURNE 3004 (REI/VG) **Agent Comments**

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Price: \$485,000
Method: Private Sale
Date: 21/02/2022
Property Type: Apartment



7/20 Crimea St ST KILDA 3182 (REI)

Agent Comments

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Price: \$470,000
Method: Private Sale
Date: 29/03/2022
Property Type: Apartment